117.0	0004	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	870,800 / 870,800
					USE VALUE:	870,800 / 870,800
					ASSESSED:	870,800 / 870,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		JAMES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	XHAMA CRISTEN & LARRY
Owner 2:	
Owner 3:	
Street 1:	50 JAMES ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ALEXIS ELAINE MARIE -
Owner 2:	-
Street 1:	50 JAMES ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,532 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1954, having primarily Vinyl Exterior and 1722 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10532.000	355,600		515,200	870,800
Total Card	0.242	355,600		515,200	870,800
Total Parcel	0.242	355,600		515,200	870,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 505.69 | /Parcel: 505.6

Legal Description

User Acct

75634

GIS Ref

GIS Ref

Insp Date

09/17/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 117.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	416,800	0	10,532.	515,200	932,000	932,000	Year End Roll	12/18/2019
2019	101	FV	305,100	0	10,532.	507,800	812,900	812,900	Year End Roll	1/3/2019
2018	101	FV	305,100	0	10,532.	390,100	695,200	695,200	Year End Roll	12/20/2017
2017	101	FV	305,100	0	10,532.	368,000	673,100	673,100	Year End Roll	1/3/2017
2016	101	FV	305,100	0	10,532.	338,500	643,600	643,600	Year End	1/4/2016
2015	101	FV	288,800	0	10,532.	316,500	605,300	605,300	Year End Roll	12/11/2014
2014	101	FV	288,800	0	10,532.	291,400	580,200	580,200	Year End Roll	12/16/2013
2013	101	FV	293,400	0	10,532.	291,400	584,800	584,800		12/13/2012

!9120!

PRINT

Date	Time
12/10/20	23:38:01

LAST REV

Date	Time
10/06/20	10:39:08

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9120

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALEXIS ELAINE M	1556-96	1	3/27/2020		829,000	No	No		
	545-107		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	75634
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/16/2009	597	Addition	88,000					14X16 REAR ADD W/

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2020	SQ Returned	JO	Jenny O
9/17/2018	MEAS&NOTICE	CC	Chris C
3/12/2013	Inspected	BR	B Rossignol
3/3/2009	Measured	189	PATRIOT
3/13/2000	Inspected	264	PATRIOT
2/10/2000	Measured	264	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10532		Sq. Ft.	Site		0	70.	0.70	6									515,176						515,200	

Total AC/HA: 0.24178 | Total SF/SM: 10532 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 515,176 | Spl Credit | Total: 515,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.25975609
Const Adj.:	0.99088103
Adj $ / SQ:	168.516
Other Features:	105955
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	436884
Depreciation:	81260
Depreciated Total:	355623

COMMENTS

PDAS/ TOILET IN BMT/ SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

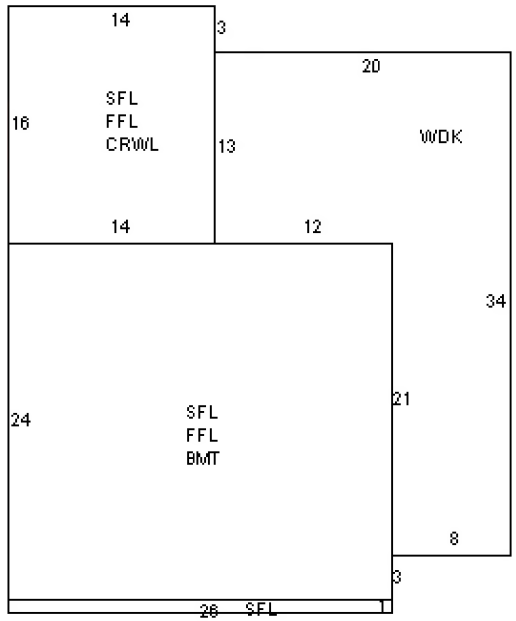
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	168.52
Special Features:	0	Val/Su Net:	118.61
Final Total:	355600	Val/Su SzAd	206.50

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	874	168.520	147,283
FFL	First Floor	848	168.520	142,902
BMT	Basement	624	50.550	31,546
WDK	Deck	428	8.260	3,535
CRWL	Crawl Space	224	25.280	5,662

Net Sketched Area:	2,998	Total:	330,928
Size Ad	1722	Gross Are	2998	FinArea	1722
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

117.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	2002	0.00	T	13.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc